

ORDINANCE NO. _____

#59
11/16/06

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING
3 DISTRICTS ON APPROXIMATELY 729.96 ACRES OF LAND GENERALLY
4 KNOWN AS THE RIVERSIDE NEIGHBORHOOD PLAN AREA AND TO
5 CHANGE THE BASE ZONING DISTRICTS ON 20 TRACTS OF LAND.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 add a neighborhood plan (NP) combining district to each base zoning district within the
11 property, Save and Except the properties withdrawn for future consideration as shown in
12 the attached Exhibit "A" (*the Withdrawn Parcels*), and to change the base zoning districts
13 on 20 tracts of land within the property (the "Property") described in Zoning Case No.
14 C14-05-0112, on file at the Neighborhood Planning and Zoning Department, as follows:

15
16 Approximately 729.96 acres of land in the City of Austin, Travis County,
17 Texas, more particularly described and identified in the attached Exhibit
18 "B" (*the Tract Map*),

19
20 generally known as the Riverside neighborhood plan combining district, locally known as
21 the area bounded by Town Lake on the north, Pleasant Valley Road on the east, Oltorf
22 Street on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas,
23 and identified in the map attached as Exhibit "C" (*the Zoning Map*); Exhibits "A" through
24 "H" incorporated into this ordinance.

25
26 Except as provided in this ordinance, the existing base zoning districts and conditions
27 remain in effect.

28
29 **PART 2.** The base zoning districts for the 20 tracts of land are changed from family
30 residence (SF-3) district, limited office (LO) district, neighborhood commercial (LR)
31 district, community commercial (GR) district, community commercial-conditional overlay
32 (GR-CO) combining district, general commercial services (CS) district, and commercial-
33 liquor sales (CS-1) district to limited office-conditional overlay use-neighborhood plan
34 (LO-CO-NP) combining district, limited office-mixed use-conditional overlay-
35 neighborhood plan (LO-MU-CO-NP) combining district, neighborhood commercial-
36 neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-
37 conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community

commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, as more particularly described and identified in the chart below:

TRACT NUMBER	ADDRESS	FROM	TO
21B	2510, 2510 ½, 2520, 2520 ½ Elmont Drive	GR	GR-NP
25	2101 Elmont Drive	GR	GR-MU-CO-NP
32	2508 E Riverside Drive (A 3.823 acre tract of land, more or less, comprised of the portion of the tract that is contained within the Amended Plat of Lot A Riverside Pleasant Valley Addition)	CS	GR-NP
35A	2429- 2515½ E. Riverside Drive	GR, CS-1	GR-NP
37	2109-2237 E. Riverside Drive (Burton Terrace Sec 1-A Amended, lots 4 and 5, and Riverside Drive Plaza Joint Venture, lots 8-9 except for 10,012 square foot tract of land out of Lot 9 as described in Tract 38); 1700-1702 Willow Creek Drive (Riverside Drive Plaza Joint Venture lots 10-11)	LO, GR, CS, CS-1	GR-NP
38	2237 E Riverside Drive (10,012 square foot tract of land out of Lot 9 Riverside Drive Plaza Joint Venture as described in Exhibit "D")	CS-1	CS-1-NP
39	1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Drive	LO	LO-MU-CO-NP
41	2017 E Riverside Drive (a 12,695 square foot tract of land, being comprised of three tracts of land, one containing 4,305 square feet, another containing 2,648 square feet, and the last containing 5,742 square feet, out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Section Five as further described in Exhibit "E")	CS-1	CS-1-MU-CO-NP
42	2021, 2023 E Riverside Drive (approximately 4,200 square foot tract of land out of Lot 11E, Second Resub of Colorado Hills Estates, Sec 5 plus vac street as further described in Exhibit "F")	CS-1	CS-1-NP

TRACT NUMBER	ADDRESS	FROM	TO
43	2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023 E. Riverside Drive; 1407 ½ Royal Crest Drive, (excluding portions identified in Tracts 41, 42 and 44)	GR, CS	CS-MU-CO-NP
43A	2001 E. Riverside Drive	LR	CS-NP
44	2003 E. Riverside Drive (5,983 square foot tract of land out of Santiago Del Valle Grant, same being also a part of Lot 11C of the First Resubdivision of Colorado Hills Estates, as further described in Exhibit "G")	CS-1	CS-1-MU-CO-NP
45	1801-1919 E. Riverside Drive (Lot B River Hills Addition) except for the portion described in Tract 45A & 45B	LR, GR, GR-CO, CS, CS-1	GR-NP
45A	1805-1909 E. Riverside Drive (a 6,490 square foot tract of land out of Lot 10 of Colorado Hills Estates, Section 5, as further described in Exhibit "H")	CS-1	CS-1-NP
45B	1905 E. Riverside Drive (1,987 square foot tract of land out of Lot B River Hills Addition)	LR	CS-NP
46	1605 E Riverside Drive	CS	GR-NP
47	1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision), 1007 Summit St.	SF-3	LO-MU-CO-NP
49	1301 S I-35 Svc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park save and except the portion described in Tract 50)	LR	LR-MU-CO-NP
50	1301 S I-35 Svc Road NB (A 0.2 acre tract, more or less, out of Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park, comprised of the E 50 feet west of and parallel to the western property line of Lot 11, Block 10, Bellvue Park Subdivision)	SF-3	LO-CO-NP
58	1845 Burton Drive (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	LR	LR-MU-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.

1 2. The minimum lot width is 25 feet.

2
3 3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not
4 exceed 65 percent.

5
6 **PART 4.** The following applies to a single-family residential use, a duplex residential
7 use, or a two-family residential use within the boundaries of the NP:

- 8
9 1. Impervious cover and parking placement restrictions apply as set forth in Section 25-
10 2-1603 of the Code.
- 11
12 2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- 13
14 3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and
15 Section 12-5-29 of the Code.

16
17 **PART 5.** The following tracts may be developed as a neighborhood mixed use building
18 special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

19
20 21B, 35A, 37, 38, 42, 43A, 45, 45A, 45B, and 47.

21
22 **PART 6.** The following tracts may be developed as a neighborhood urban center special
23 use as set forth in Sections 25-2-1522 through 25-2-1557 of the Code:

24
25 21B, 35A, 37, 38, 42, 43A, 45, 45A, and 45B.

26
27 **PART 7.** The Property within the boundaries of the conditional overlay combining district
28 established by this ordinance is subject to the following conditions:

- 29
30 1. A multifamily residential use is prohibited on Tracts 25, 39, 47, and 58.
- 31
32 2. If redevelopment of a structure on Tract 49 occurs, new construction of a building or
33 structure may not be closer to the eastern property line than the existing buildings are
34 at the time of this ordinance.
- 35
36 3. The following conditions apply to Tract 50.
- 37
38 A. The maximum height of a building or structure is 12 feet from ground level.
- 39

1 B. Vehicular access from the Property to Lupine Lane is prohibited. All vehicular
2 access to the Property shall be from other adjacent public streets or through
3 other adjacent property.
4

5 4. Except as provided in this subsection, community commercial (GR) site development
6 standards apply to the combined Tracts 41, 43, and 44.
7

8 A. The maximum floor to area ratio is 1.8 to 1.0.
9

10 B. A minimum of ten percent of open space is required.
11

12 C. A minimum of ten percent of gross floor area shall be for a commercial use.
13

14 D. A minimum of 25 percent of gross floor area shall be for a residential use. A
15 minimum of 30 percent of this 25 percent gross floor area shall be for a
16 townhouse or condominium use.
17

18 **PART 8.** Except as specifically restricted under this ordinance, the Property may be
19 developed and used in accordance with the regulations established for the respective base
20 districts and other applicable requirements of the City Code.
21

22 **PART 9.** This ordinance takes effect on _____, 2006.
23
24

25 **PASSED AND APPROVED**
26
27

28 _____, 2006 §
29 §
30 §

31 Will Wynn
32 Mayor
33

34 **APPROVED:** _____

35 David Allan Smith
36 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk